

**PLANNING COMMISSION  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 6, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Gary Levine  
  Commissioner Randy Bauer  
  Commissioner Ralph Brauer (arrived at 7:02 p.m.)  
  Commissioner Joseph Field  
  Commissioner Jessica Perez  
  Commissioner Robert Schiller  
  Commissioner Gary Van Scoy

Members Absent:                   None

Also Present:                       Development Services Manager Timothy Gladhill  
  Associate Planner/Environmental Coordinator Chris Anderson  
  Planning Consultant Tina Goodroad

**1.     CALL TO ORDER**

Chairperson Levine called the regular meeting to order at 7:00 p.m.

**2.     CITIZEN INPUT**

None.

**3.     APPROVAL OF AGENDA**

Motion by Commissioner Schiller, seconded by Commissioner Field, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Schiller, Field, Bauer, Perez, and Van Scoy. Voting No: None. Absent: Commissioner Brauer.

**4.     APPROVE PLANNING COMMISSION MINUTES**

**4.01: Approve the Following Planning Commission Minutes:**

**4.01.1: Planning Commission Meeting Minutes Dated August 2, 2012**

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to approve the following minutes as presented: Planning Commission Meeting Minutes dated August 2, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Van Scoy, Field, Perez, and Schiller. Voting No: None. Absent: Commissioner Brauer.

## **5. PUBLIC HEARINGS/COMMISSION BUSINESS**

### **5.01: Public Hearing: Request for an Interim Use Permit to Allow for the Operation of a Church in the B-1 Business District on the Property Located at 5900 167<sup>th</sup> Avenue NW; Case of Rum River Retail Ventures, LLC**

#### **Public Hearing**

Chairperson Levine called the public hearing to order at 7:01 p.m.

#### **Presentation**

Associate Planner/Environmental Coordinator Anderson presented the staff report indicating the applicant was requesting an Interim Use Permit to allow for the operation of a church in the B-1, Business District for the property at 5900 167<sup>th</sup> Avenue NW. The church is located in a multi-tenant facility and utilizes the space for church offices, Sunday services and for other services throughout the week.

Associate Planner/Environmental Coordinator Anderson explained there was an active IUP for this use on the subject property that will expire on October 3, 2012. The existing use triggered the requirement for the installation of a fire suppression system. The system is essentially complete and Staff recommends approving the IUP for a term of five (5) years, contingent upon the completion of the fire suppression system.

Chairperson Levine supported the request.

#### **Citizen Input**

None.

Motion by Commissioner Bauer, seconded by Commissioner Schiller, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Schiller, Brauer, Field, Perez, and Van Scoy. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 7:06 p.m.

### **Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to recommend that City Council adopt a Resolution approving Findings of Fact relating to the request for an Interim Use Permit, contingent upon the completion of the fire suppression system by September 30, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Van Scoy, Brauer, Field, Perez, and Schiller. Voting No: None. Absent: None.

Motion by Commissioner Field, seconded by Commissioner Van Scoy, to recommend that City Council adopt a Resolution approving the request for an Interim Use Permit and declaring the terms as proposed.

### **Further discussion**

Associate Planner/Environmental Coordinator Anderson requested this motion also be contingent upon the completion of the fire suppression system.

### **Motion Amendment**

Motion by Commissioner Field, seconded by Commissioner Van Scoy, to recommend that City Council adopt a Resolution approving the request for an Interim Use Permit and declaring the terms as proposed, contingent upon the completion of the fire suppression system.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Van Scoy, Bauer, Brauer, Perez, and Schiller. Voting No: None. Absent: None.

### **5.02: Public Hearing: Consider Resolution Approving Comprehensive Plan Amendment and Ordinance Approving Zoning Amendment in the WINDSORWOOD Subdivision Related to the City-Owned Lands Project**

#### **Public Hearing**

Chairperson Levine called the public hearing to order at 7:09 p.m.

#### **Presentation**

Senior Planner Gladhill presented the staff report explaining as a part of the annual City Council strategic planning process, developing an inventory of City owned land was identified as a priority. The goal of this initiative was to identify and dispose of parcels that are no longer needed for current or future City functions.

Senior Planner Gladhill identified the property known as Windsorwood as surplus City owned land. In order to sell the subject property, the parcel must be marketable and rezoned. It has been proposed to change the zoning of the subject property to reflect the zoning of the surrounding properties (R1 Residential [Rural Developing]). He noted an adjacent property owner was interested in purchasing the site. Staff recommended the Commission amend the City's Comprehensive Plan to consider a subsequent Zoning Amendment to update the City's official controls.

### **Citizen Input**

David Conroy, 8950 170<sup>th</sup> Circle explained he was interested in purchasing Lot 9. He commented he would be completing an appraisal and noted it was his intention to keep the lot vacant.

Leslie Reese-Sohonick, 8901 178<sup>th</sup> Avenue NW, commented she lived across the street from the vacant parcel and appreciated the privacy of this neighborhood. She explained she would not be in favor of another home being built on this lot.

Motion by Commissioner Bauer, seconded by Commissioner Field, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, Perez, Schiller, and Van Scoy. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 7:14 p.m.

### **Commission Business**

Senior Planner Gladhill commented that the subject property could not be further subdivided, which means at most, one single family home could be placed on the site.

Commissioner Van Scoy requested further information on the subject property and questioned the current zoning.

Senior Planner Gladhill indicated the current zoning was Public/Quasi Public, which means the site could have been used for a park. However, the site was never dedicated to the public. He then reviewed the property profile in further detail.

Commissioner Brauer asked if this parcel was given to the City in lieu of park dedication fees.

Senior Planner Gladhill stated this may have been the case as the parcel could be converted to cash in the future to satisfy the park dedication obligation.

Commissioner Van Scoy inquired if there were other dedicated parcels in the neighborhood.

Senior Planner Gladhill commented it was a lengthy process to un-dedicate a parcel and the City would look into this at a future date. A trail system was proposed to run through these properties.

Chairperson Levine questioned who got the first right to purchase the subject property.

Senior Planner Gladhill indicated it was the City's intention to allow the adjacent property owners to have the first chance to purchase the lot after an appraisal was completed.

Mr. Conroy commented he was interested in purchasing the parcel after the appraisal was complete.

Commissioner Bauer recommended a motion be made to assure that the adjacent property owners were allowed to purchase the site first.

Senior Planner Gladhill supported this recommendation and suggested this motion be made separately.

Commissioner Field requested this motion include all neighboring property owners and not just for adjoining property owners.

Commissioner Brauer suggested the sale be offered first to adjoining property owners.

Senior Planner Gladhill agreed.

Motion by Commissioner Brauer, seconded by Commissioner Schiller, to recommend that City Council adopt a Resolution approving a Comprehensive Plan Amendment to change a Land Use Designation on the Property known as Windsorwood, PID 06-32-25-14-0009, from Public/Quasi Public, to Rural Developing, and Authorizing City Staff to submit an application to the Metropolitan Council for an Amendment to the Comprehensive Plan.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Brauer, Schiller, Bauer, Field, Perez, and Van Scoy. Voting No: None. Absent: None.

Motion by Commissioner Bauer, seconded by Commissioner Schiller, to recommend that City Council adopt a Resolution Findings of Fact #\_\_\_\_ amending the official Zoning Map approving a zoning amendment to certain property from Public/Quasi Public to R-1 Residential (Rural Development).

### **Further discussion**

Commissioner Van Scoy asked if the submitted findings of fact differed from those used with past zoning amendments.

Senior Planner Gladhill reviewed the Findings of Fact in detail with the Commission explaining Staff will find what is favorable for the parcel. He indicated if this was a concern, the Planning Commission could direct Staff on these items.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Schiller, Brauer, Field, Perez, and Van Scoy. Voting No: None. Absent: None.

Motion by Commissioner Brauer, seconded by Commissioner Schiller, to recommend that City Council adopt an Ordinance amending Chapter 117, which is known as the Zoning and Subdivision Chapter of the City Code of Ramsey, Minnesota, amending the Official Map.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Brauer, Schiller, Bauer, Field, Perez, and Van Scoy. Voting No: None. Absent: None.

Motion by Commissioner Bauer, seconded by Commissioner Field, to offer the first right of refusal on the subject property to the adjoining property owners.

### **Further Discussion**

Commissioner Field fully supported offering the subject property to the adjoining property owners first as one owner was present this evening and has expressed interest in the parcel.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, Perez, Schiller, and Van Scoy. Voting No: None. Absent: None.

### **5.03: Public Hearing: Consider Zoning Ordinance to Amend Chapter 117, Article II, Division 4, Subdivision II, IV and I by Consolidating into One Subdivision (Shorelands)**

#### **Public Hearing**

Chairperson Levine called the public hearing to order at 7:30 p.m.

#### **Presentation**

Senior Planner Gladhill explained that in order to give proper time to review this item, he recommended the Commission table this item to the October Planning Commission meeting.

#### **Commission Business**

Motion by Chairperson Levine, seconded by Commissioner Bauer, to table action on the Zoning Ordinance to Amend Chapter 117, Article II, Division 4, Subdivisions II, IV and V by consolidating into one subdivision (Shorelands) to the October 4, 2012 Planning Commission meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Brauer, Field, Perez, Schiller, and Van Scoy. Voting No: None. Absent: None.

**5.04: Public Hearing: Consider Proposed Zoning Ordinance Amendment to Create Section 117.117a. E-3 Employment (Office Park) District**

**Public Hearing**

Chairperson Levine called the public hearing to order at 7:31 p.m.

**Presentation**

Planning Consultant Goodroad presented the staff report indicating Staff prepared a new E-3 Employment (Office Park) zoning district as an implementation step of the Comprehensive Plan. This zoning district was necessary to implement the Pearson Office Park south of Highway 10. The district would focus on corporate campuses, warehousing/logistics and light manufacturing. This area would also allow for full-service restaurants as a conditional use to support the intent of the district and to provide a mix of uses.

Planning Consultant Goodroad discussed several other proposed uses, such as motor vehicle sales, implement and recreational equipment sales or repair for this district and requested comment from the Commission. Staff recommended the Commission hold a public hearing and approve the proposed Zoning Ordinance amending City Code by establishing Section 117.117a. E-3 (Employment (Office Park) District.

**Citizen Input**

None.

Commissioner

Motion by Commissioner Field, seconded by Commissioner Brauer, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Brauer, Bauer, Perez, Schiller, and Van Scoy. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 7:37 p.m.

**Commission Business**

Commissioner Van Scoy supported the proposed Ordinance amendment and suggested the additional uses be made conditional uses in the E-3 zoning district.

Chairperson Levine requested to see a map of the proposed E-3 zoning district.

Planning Consultant Goodroad reviewed a map of the proposed area with the Commission noting it was south of Highway 10.

Commissioner Brauer questioned why Staff was proposing revisions for this zoning district. He indicated the proposed revisions may make future development more difficult.

Senior Planner Gladhill explained the existing zoning for the subject property was R-1 Residential. Through the Comprehensive Plan review, it was suggested that this area be turned into corporate campuses without outside storage, which currently was not allowed in the E-1 or E-2 zoning districts.

Commissioner Bauer agreed with Commissioner Brauer and expressed concern with creating another zoning district. He recommended the site be either E-1 or E-2 and that modifications be made if necessary.

Chairperson Levine inquired why Staff was proposing a more restrictive zoning district.

Planning Consultant Goodroad stated the idea for this district was to create a distinguished district beyond the E-1 and E-2 areas in the City. The area would special for corporate campuses, which was recommended by the Comprehensive Plan. Staff was not proposing to change the E-1 or E-2 zoning districts at this time.

Chairperson Levine questioned what was special or different in the E-3 district.

Planning Consultant Goodroad described a vision for the district in detail with the Commission. She indicated the corporate campus would attract multiple users that would have an interior space focused for office, educational and technological uses. There would be common amenities with open space. She referred to several campuses in the metro area that fit this zoning.

Senior Planner Gladhill stated the City's current districts were built out and the proposed E-3 district would create a new employment district that would attract corporate campuses. Another difference with the E-3 versus the E-2 is that it would be more office and less manufacturing. He recommended the item be tabled if the Commission wanted to revise the E-1 or E-2 zoning districts as this would allow Staff time to properly review and revise City Code.

Chairperson Levine asked how the Commission would like to proceed.

Commissioner Schiller supported the E-3 district moving forward with the conditional uses recommended by Staff.

Senior Planner Gladhill requested further comment from the Commission on the architectural design standards and outdoor storage in the proposed E-3 district.

Commissioner Brauer questioned if the rezoning made the property today made it easier for a corporate campus to come to the City of Ramsey.

Senior Planner Gladhill indicated the rezoning would simplify the process for future tenants of the site.

Commissioner Bauer inquired if offices were allowed in the E-1 and E-2 districts.

Senior Planner Gladhill explained this was an allowed use in both districts currently.

Motion by Commissioner Brauer, seconded by Commissioner Bauer, to direct Staff to research and revise the existing E-1 and E-2 zoning districts to allow for a corporate campus and report back to the Commission.

### **Further discussion**

Commissioner Van Scoy understood that E-1 or E-2 could fit this site. However, to properly guide the site into becoming a highly desirable site, the E-3 zoning district was necessary.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Brauer, Bauer, Field, Perez, and Schiller. Voting No: Van Scoy. Absent: None.

Chairperson Levine asked if the delay would affect any current proposals.

Senior Planner Gladhill noted the City did not have any development requests at this time.

## **5.05: Public Hearing: Review Zoning Ordinance Amendments Related to the 2030 Comprehensive Plan and General Updates**

### **Public Hearing**

Chairperson Levine called the public hearing to order at 8:00 p.m.

### **Presentation**

Planning Consultant Goodroad presented the staff report and reviewed the proposed zoning ordinance amendments in detail related to the 2030 Comprehensive Plan. She explained that Staff has completed updates necessary to implement the 2030 Comprehensive Plane, as well as certain other previously discussed amendments. Many of the proposed changes are simply a restructuring and consolidation of existing ordinances. Staff recommended the Commission discuss the proposed amendments and approve the zoning ordinance sections as presented.

Chairperson Levine recommended all references to ballfields be changed to athletic field.

Commissioner Van Scoy did not support this change as it would allow for advertisement to children on their athletic fields.

Commissioner Perez stated if advertisements were allowed on one field, it should be allowed on all fields.

Commissioner Schiller commented the advertisements allowed for a source of revenue.

Commissioner Field noted that advertisement was specifically allowed at larger ballfields and content related restrictions could be set.

Planning Consultant Goodroad indicated the current sign advertisement code was written specifically for baseball/softball complexes. She stated she would have to review this matter further to assure the City would not be addressing sign clutter at other athletic fields.

Senior Planner Gladhill explained the Park and Recreation Commission would review all future sign requests. He commented this group would make final determinations regarding signage.

Commissioner Brauer was in favor of allowing signage on all athletic fields as this has become the practice in other communities.

Chairperson Levine asked the Commission how to proceed on this issue.

Commissioner Schiller also supported the advertising signs stating the Park and Recreation Department would make the final decision.

Commissioner Perez stated the signage allowed for a means to raise money to support sports in the community.

Chairperson Levine clarified that the Commission supported advertising signs at all athletic facilities.

Senior Planner Gladhill suggested the Commission make a motion to amend the draft language to include this recommendation.

Motion by Commissioner Bauer, seconded by Commissioner Schiller, to amend the City Code draft for Section 117-122a to insert Athletic Facilities in place of Ballfields.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Schiller, Brauer, Field, and Perez. Voting No: Van Scoy. Absent: None.

Planning Consultant Goodroad reviewed the proposed changes to Section 117-116a with the Commission regarding special requirements and performance standards in all employment and office park districts.

Chairperson Levine questioned how this code would be expanded through the revisions.

Planning Consultant Goodroad reviewed the design elements that would be changed noting accents would be spelled out to future architects. An advantage to adding clarity to the code was that expectations were very clear to all applicants.

Senior Planner Gladhill noted there would be a menu of design options to assist future developers while allowing for creativity without becoming too restrictive.

Planning Consultant Goodroad discussed the proposed changes to Section 117-116 regarding E-2 Employment District and E-1 Employment District. Minor revisions were made to add places of public assembly as an interim use.

Chairperson Levine suggested the Interim Use for public assembly be made a Conditional Use.

Commissioner Brauer excused himself from the meeting at 8:27 p.m.

Senior Planner Gladhill reviewed the differences between interim use and conditional use based on zoning district. He commented the Planning Commission could make a change specific to the E-1 and E-2 zoning districts.

Motion by Commissioner Bauer, seconded by Commissioner Field, to amend the City Code draft for Section 117-116 allowing public assembly as a conditional use in the E-1 and E-2 zoning districts.

### **Further discussion**

Commissioner Schiller supported this recommendation as the conditional use would allow for conditions for approval to be placed on the use.

Commissioner Bauer agreed.

Commissioner Field stated the interim use permit addressed more short-term needs, while the conditional use permit addressed long-term needs.

Senior Planner Gladhill discussed the purpose and intent of the interim use permit. He noted it was a short-term solution for a site. He noted places of assembly did have broad requirements and Staff would need to review this further and would provide adjustments to the City Council.

Commissioner Brauer returned to the meeting at 8:29 p.m.

Commissioner Brauer requested clarification on the motion on the table.

Chairperson Levine reviewed the motion in detail.

Commissioner Brauer questioned why the City was interested in limiting or creating a timeframe for a use.

Planning Consultant Goodroad stated many communities are reevaluating their industrial uses. The intent of the E-1 and E-2 district was to allow for heavy and light manufacturing. However, as cities become fully built out, open industrial sites are becoming attractive to new churches. The concern was, if the site was purchased by a non-profit, it would be removed from the City's tax rolls. On the other hand, an interim use or rental situation would keep the property on the tax rolls. Staff was not in favor of the City's employment districts made too broad.

Commissioner Bauer still supported places of assembly becoming a conditional use.

Commissioner Van Scoy asked if a conditional use permit stayed with a property once approved.

Senior Planner Gladhill explained this was the case. A conditional use permit would be in effect on a property until there was a one-year lapse in use.

Commissioner Brauer expressed concern with limiting church requests too much.

Senior Planner Gladhill clarified that churches were being listed as places of assembly to assure there was no discrimination in reviewing the requests.

Chairperson Levine commented there was a difference between interim and conditional use permits.

Associate Planner/Environmental Coordinator Anderson stated E-1 and E-2 zoning were clearly defined as the City's employment districts. He did not see that the City was being discriminatory against particular uses as they were allowed freely in other zoning districts.

Senior Planner Gladhill indicated public assembly uses do have traffic concerns and the interim or conditional use permit would assure that each specific request was reviewed prior to approval by the City.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, Perez, Schiller, and Van Scoy. Voting No: None. Absent: None.

Planning Consultant Goodroad reviewed the proposed revisions to Section 117.144a with regard to the Special Requirements and Performance Standards for the B-1, B-2 and B-3 zoning districts. She requested comment from the Commission on the proposed amendments.

Commissioner Van Scoy questioned what portion of the building Hope Fellowship occupied. He did not feel it was necessary to have this restriction.

Senior Planner Gladhill was not certain of the exact percentage, but knew it was less than 50%. He indicated the new standards would assist in reducing the need for conditional uses. He noted there were less concerns in Commercial Districts than Business Districts for places of assembly given the fact there were residential businesses.

Chairperson Levine asked how the Commission would like to proceed on this item.

Commissioner Brauer did not see a need for this restriction.

Planning Consultant Goodroad explained churches were moving from Residential zoning districts to Business or Commercial districts. For this reason, the City needed to revise its code. The percentage provision assured that multi-tenant buildings would not be overtaken by places of assemblies.

Senior Planner Gladhill noted places of assemblies were not allowed in Commercial Districts. The City was now allowing this use in Business Districts to meet the needs of the City, while holding up to 20% of a multi-tenant building.

Further discussion ensued regarding the limitation within multi-tenant buildings.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to amend the City Code draft for Section 117-144a removing the 20% restriction for places of assembly in the B-1, B-2 and B-3 zoning districts.

### **Further discussion**

Commissioner Brauer asked if the City would be moving toward point space zoning or away from this theory. He did not want to see the City becoming overly restrictive. He encouraged the City to be flexible and allow for innovations.

Senior Planner Gladhill indicated the City has been making efforts to create a more user friendly Ordinance. He commented he would need additional training with regard to the points based zoning system. He understood this offered additional flexibility, but would need time and training in order to properly implement the new system.

Commissioner Brauer suggested the Council make the final decision on this issue as he was not criticizing Staff in any way.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Van Scoy, Brauer, Field, Perez, and Schiller. Voting No: None. Absent: None.

Planning Consultant Goodroad reviewed the proposed changes to Section 117-355 regarding Residential Development Off-Street Parking. She noted more detail was added with regard to residential uses and parking needs, in addition to commercial and industrial uses. The City was trying to reduce the abundance of over parking throughout the City. She discussed the proof of parking clause in the code. Staff requested comments from the Commission on this portion of code.

Senior Planner Gladhill commented that parking lot landscaping did have baseline requirements within City Code and requested the Commission discuss this matter further and specify where plantings were to be made in and around the lots.

Associate Planner/Environmental Coordinator Anderson stated the intent of the current code was to provide for trees to the interior of the lot and not just around the perimeter. The new code would allow for flexibility on the placement of the trees.

Commissioner Van Scoy asked for the intent of the previous code.

Associate Planner/Environmental Coordinator Anderson believed the intent was to have interior parking lot plantings to break up the heat island effect. However, this was not clearly spelled out in the language.

Commissioner Van Scoy thanked Staff for the clarification.

Commissioner Schiller was in favor of the new language but stated the new landscaping requirements may cause concern on how to irrigate the islands.

Commissioner Field stated it was simpler to plant the trees around the perimeter of a property than to the interior. He questioned if the City should consider incentives for choosing to plant trees to the interior.

Senior Planner Gladhill indicated the City could consider a break in storm water fees for choosing to plant trees to the interior of a site.

Commissioner Schiller recommended a percentage of trees be encouraged to be interior and that this not be a mandate.

Planning Consultant suggested the Commission select Alternative D, which would allow for an incentive-based program versus a mandate.

Senior Planner Gladhill proposed a motion for the Commission to consider.

Motion by Commissioner Van Scoy, seconded by Commissioner Bauer, to amend the City Code draft for Section 117-356 accepting Alternative D, which is to include language within Alternative C for an incentive program.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Bauer, Brauer, Field, Perez, and Schiller. Voting No: None. Absent: None.

Commissioner Schiller questioned if the City should be limiting the size of a parking lot.

Planning Consultant Goodroad stated there may be only a few days a year that Target or other big box parking lot was full. The other 360+ days in the year, the current requirements were adequate.

Commissioner Brauer explained that City Staff would work with future applicants to meet their parking needs.

Chairperson Levine agreed stating City Staff would make a good common sense decision on parking lot size based on future needs.

Motion by Commissioner Schiller, seconded by Commissioner Van Scoy, to amend the City Code draft for Section 117-356 eliminating the parking lot maximum language from the Code.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Schiller, Van Scoy, Bauer, Brauer, Field, and Perez. Voting No: None. Absent: None.

Planning Consultant Goodroad reviewed the proposed amendments to Section 117.363 regarding the Commercial and Industrial Landscaping Requirements. She noted the amendments would consolidate all landscaping requirements into one landscaping section, while assuring the landscaping was properly maintained after the two-year threshold. Staff requested comment from the Commission.

Commissioner Schiller questioned if landscaping could be completely removed and replaced with the new language.

Associate Planner/Environmental Coordinator Anderson stated this would be allowed through City approval, as there were a few prohibitive species. He called attention to Line 54, which addressed credit for keeping existing trees. He then discussed soil moisture sensors.

Senior Planner Gladhill questioned the expense of a soil moisture sensor.

Associate Planner/Environmental Coordinator Anderson did not have an exact expense, but noted other cities had begun incentive programs for the use of these devices. He explained that in the long run, the property owner would see savings through reduced water usage. He

commented the City of Ramsey was approached by the State to implement some water saving measures. The soil moisture sensor was a part of this program along with requiring top soil.

Commissioner Bauer suggested property owners with multiple roadway frontages be allowed greater flexibility with tree credits.

Senior Planner Gladhill commented this could be considered.

Commissioner Field stated the additional expense of the soil moisture sensor may deter some new businesses. However, future cost saving benefits and use of these sensors could be encouraged.

Senior Planner Gladhill indicated the City had four test plots with varying levels of top soil and soil moisture sensors. He explained that if the Commission would like to hold off on this mandate, further analysis would be available in the future.

Commissioner Bauer did not support the 50% building perimeter requirement.

Chair Levine was concerned with the sensors becoming a mandate.

Senior Planner Gladhill stated Staff would report back to the Commission at a future date with further information as there was an aesthetic benefit.

Motion by Commissioner Bauer, seconded by Commissioner Brauer, to amend the City Code draft for the Consolidated Landscaping Section removing the soil moisture sensor mandate and the building perimeter requirement.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Brauer, Field, Perez, Schiller, and Van Scoy. Voting No: None. Absent: None.

Senior Planner Gladhill reviewed the amendments made to the draft City Code this evening and recommended the Commission close the public hearing and take action on the amended sections of the zoning code.

### **Citizen Input**

None.

Motion by Commissioner Van Scoy, seconded by Commissioner Bauer, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Bauer, Brauer, Field, Perez, and Schiller. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 9:40 p.m.

### **Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to recommend that City Council adopt a Resolution granting approval of the amended Sections of the Zoning Code with the revisions made this evening.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Van Scoy, Brauer, Field, Perez, and Schiller. Voting No: None. Absent: None.

Commissioner Field commended Planning Consultant Goodroad for the amendments and clarity provided to the Commission this evening.

#### **5.06: Staff Update**

The Staff Update was noted.

#### **5.07: Zoning Bulletins**

Zoning Bulletins were noted.

### **6. COMMISSION / STAFF INPUT**

#### **6.01: Happy Days**

Chairperson Levine stated Happy Days would take place this weekend, September 8<sup>th</sup> and 9<sup>th</sup>. The events planned were discussed in detail. The Ramsey Foundation Pancake Breakfast would take place on Saturday morning. All events were noted in further detail on the City's website.

### **7. ADJOURNMENT**

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Brauer, Van Scoy, Bauer, Field, Perez, and Schiller. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 9:44 p.m.

Respectfully submitted,

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Tim Gladhill

Development Services Manager

ATTEST:

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JoAnn Shaw  
Planning Division Secretary

Drafted by Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*

DRAFT